



## Memorandum

To: **Honorable Mayor Seei and the Frisco City Council**  
Thr: **George Purefoy, City Manager**  
From: **Jason Gray, Assistant to the City Manager**  
CC: Fire Chief Mack Borchardt  
Assistant Fire Chief Don Fernandez  
Date: 12/15/2000  
Re: NFPA 13 and NFPA 13R

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In an effort to further increase the fire suppression standards in hotels, motels, and multi-family buildings, the Frisco Fire Department has proposed an ordinance which adopts the NFPA 13 and 13R "Installation of Sprinkler Systems" standards. Chief Fernandez has attached a memo explaining some of the proposed changes for your review.

The proposed ordinances have been reviewed and approved as to form by the City Attorney.

Thank you for your attention to this matter, if I can be of any assistance, please contact me at 972-335-5551 x125 or by email at [atcm@ci.frisco.tx.us](mailto:atcm@ci.frisco.tx.us).

AN ORDINANCE OF THE CITY OF FRISCO, ADOPTING THE NFPA 13R, 1999 EDITION "INSTALLATION OF SPRINKLER SYSTEMS, RESIDENTIAL OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT" PUBLISHED BY NATIONAL FIRE PROTECTION ASSOCIATION, AN INTERNATIONAL CODES AND STANDARDS ORGANIZATION, PROVIDING A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND REPEALING CLAUSES; PROVIDING FOR THE PUBLICATION OF THE CAPTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Frisco, Texas ("Frisco") to adopt the NFPA 13R, 1999 Edition "Installation of Sprinkler Systems, Residential Occupancies up to and Including Four Stories in Height", published by National Fire Protection Association, an International Codes and Standards Organization ("NFPA 13R").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

**SECTION 1:** Frisco adopts NFPA 13R, including Appendices A and B and the additional requirements as set forth below. Three copies of NFPA 13R are on file in the Office of the City Secretary of Frisco being marked and designated as NFPA 13R, 1999 Edition "Installation of Sprinkler Systems, Residential Occupancies up to and Including Four Stories in Height", published by National Fire Protection Association, an International Codes and Standards Organization.

**SECTION 2:** Frisco adopts the following additional requirements as set forth below. All references to a Section refer to the applicable section in NFPA 13R.

A. Section 2-4.1 Valve and Drains.

- i. 2-4.1.1 Where a common supply main is used to supply both domestic and sprinkler systems, a single, listed control valve shall be provided to shut off both the domestic and sprinkler systems, and a separate shutoff valve shall be provided for the domestic system only. Exception: The sprinkler system piping shall be permitted to have a separate control valve where supervised by one of the following methods:
    - a. Central Station, Proprietary, or remote station alarm service
    - b. Local alarm service that causes the sounding of an audible signal at a constantly attended location
    - c. Valves that are locked open are not permitted
- B. Section 2-4.2 Fire Department Connection shall be as follows:

B. 2-4.2 Fire Department Connection. At least two (2) half (½) inch fire department connections shall be provided. Connections shall be equipped with listed metal threaded caps properly secured and arranged for easy removal by fire departments.

C. Section 25.2 Design Criteria- Outside Dwelling Unit. The design discharge, number of design sprinklers, water demand of the system, sprinkler coverage, and position of sprinklers for areas to be sprinklered outside the dwelling unit shall comply with specifications in NFPA 13, Standard for the Installation of Sprinkler Systems.

- i. Exception No. 3 shall be amended as follows: Garage doors shall be considered obstructions.

D. Section 2-6 Location of Sprinklers. Sprinklers shall be installed in all areas.

- i. Sprinklers shall be required in all bathrooms regardless of size.
- ii. Sprinklers shall be required in all closets, linen closets, and pantries within the dwelling units.
- iii. Sprinklers are required on all porches, balconies, corridors, and stairs that are open and attached.
- iv. Sprinklers are required in all attics, penthouse equipment rooms, crawl spaces, floor and ceiling spaces, elevator shafts, and other concealed spaces that are not used or intended for living purposes or storage
- v. Sprinklers are required in all closets on exterior balconies regardless of size.

**SECTION 3:** Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two-Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 4:** All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance.

**SECTION 5:** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof regardless of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

**SECTION 6:** The caption of this Ordinance shall be published in accordance with the laws of the State of Texas and in compliance with the City Charter of Frisco, and shall be effective immediately upon its passage and publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, on this \_\_\_\_\_ day of \_\_\_\_\_ 1999.

\_\_\_\_\_  
KATHLEEN A. SEEI, Mayor

ATTESTED AND CORRECTLY  
RECORDED:

APPROVED AS TO FORM:

\_\_\_\_\_  
NAN PARKER  
City Secretary

\_\_\_\_\_  
ABERNATHY, ROEDER, BOYD  
& JOPLIN, P.C.  
City Attorney

Date of Publication: \_\_\_\_\_, Frisco Enterprise